

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																			
A.1	<p>PHA Name: <u>Troy Housing Authority</u> PHA Code: <u>NY012</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2024</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) _____</p> <p>Number of Housing Choice Vouchers (HCVs) 2077 (includes HCV, RAD, PBV, Mainstream, and EHV vouchers).</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. The Troy Housing Authority shall post the complete PHA 2024 Annual Plan exhibits and updates on its website and at the central Administration Offices located at 1 Eddy’s Lane, Troy, New York 12180. In addition, THA has posted notices regarding the Annual Plan at all of its site locations as well as in a legal notice to the local newspaper.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table><thead><tr><th>Participating PHAs</th><th>PHA Code</th><th>Program(s) in the Consortia</th><th>Program(s) not in the Consortia</th><th>No. of Units in Each Program</th></tr></thead><tbody><tr><td>Lead HA:</td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																													
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B.	Plan Elements.																																			

<p>B.1</p>	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
<p>B.2</p>	<p>New Activities. – Not Applicable</p> <p>A demolition application for the units of John P. Taylor Apartment Buildings (NY012200007P) was approved by the HUD Special Applications Center on December 18, 2009. John P. Taylor Apartments Building 1 and 2 were family high-rise building consisting of 143 units (17 One-Bedroom units, 75 Two-Bedroom units, 46 Three-Bedroom Units, 1 Four-Bedroom Unit and 4 Units taken off line) within two nine story buildings. The buildings and units were demolished in 2022. We have engaged Pennrose, LLC as our development partner relative to the redevelopment of the entire Taylor Apartments site (Buildings 1, 2, 3, and 4) and are working on various funding options. We are consistently meeting with Taylor tenants and are fully incorporating their ideas into our plans to the extent possible. Currently, we have secured financing and construction has begun on a new 141-unit apartment building at this location that will include 28 RAD units and 113 Project Based Voucher units from our existing inventory. These units are expected to accommodate the tenants of Taylor 3 & 4 as we renovate this portion of the property.</p> <p>Our RAD conversions for all sites other than Taylor 1 and 2 have resulted in conversion to Project Based Vouchers through RAD. Beacon Communities, LLC completed the revitalization of Martin Luther King Apartments that involved the de-densification and relocation of units. We also worked with HUD to dispose of 4 off-line units at Martin Luther King Apartment complex as part of the Taylor 1 and 2 RAD closing.</p> <p>We also participated in the New Your State Preservation Opportunity Program (NYS POP) which helped us develop long term revitalization strategies for all our properties. This has resulted in the selection of MDG Real Estate Partners, LLC as our development partner for Griswold Heights, Corliss Park, Grand Street, Phelan Court and Sweeney Apartments. Funding for the revitalization of Griswold Heights has been approved with a tentative construction closing date of October 2023. Plans to secure financing and renovations on the other sites will commence in late 2024.</p> <p>(a) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>Based on the number of Section 8 Vouchers we administer, the housing authority could project-base up to 185 vouchers. Presently 134 units have been project based at Kennedy Towers and 28 have been project based at Tapestry on the Hudson, a project of The Community Builders. We are also Project Basing 113 units at Taylor from our inventory that are part of a RAD conversion and not subject to our cap. Within the City of Troy, participants within the Section 8 Program are finding it increasingly more difficult to locate apartments that meet their needs and measure up to Housing Quality Standards. This is especially true for our elderly population and for families with young children, especially working families being impacted by rising rental costs in our area. For the elderly there are a limited number of apartments that are handicapped adaptable and offer the array of services they need to remain in the community. Also, due to the local affordable rental market getting consistently tighter and with some apartments that do not meet today's living standards, the Troy Housing Authority hopes to address this by Project Basing as many units as possible in areas that enable our participants full access to the services and resources, they need to improve their life circumstances.</p> <p>We have received funding to provide 75 Mainstream Section 8 vouchers to serve non-elderly person with a disability, at least 18 years old and less than 62 years old, transitioning out of an institutional setting, or at serious risk of institutionalization, or homeless or at risk of being homeless. Similarly, we have received 25 VASH vouchers to serve homeless Veterans. We also received 21 Emergency Housing Vouchers that are fully issued.</p>

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

2020 - 2024 Goals and Objectives	2023 Plan Status (Progress Report)
1. Expand the supply of assisted housing to the fullest extent needed by <ol style="list-style-type: none">Applying for additional rental vouchersReducing vacancies in apartments we manageLeveraging private/public funds to create housing opportunitiesAcquiring or build units or developmentsWork with the City to develop a broad based approach to housing and neighborhood revitalization	We continually apply for VASH and Mainstream vouchers. Modernization of MLK site with Beacon is completed and will expand to Fallon. We are working with Pennrose to improve Taylor site in a mixed finance, mixed use manner and MDG to improve Griswold, Corliss, Grand, Phelan and Sweeney. We work with the City and others to leverage funds to create more housing.
2. Improve the quality of assisted housing by: <ol style="list-style-type: none">Assure that all our apartments meet/exceed Housing Quality Standards (HQS) as determined by independent inspections.Attain/Maintain SEMAP attaining/maintaining High Performer status.Increase customer satisfaction as indicated through retention.Improve management functions through site-based management.Renovate and modernize our RAD converted properties when funds are available.Providing replacement vouchers when this is the most suitable option.Explore other HUD initiatives.	All apartments are inspected for HQS in accordance with RAD. Our 2022 SEMAP score of 100% (135/135) makes us a High Performer. Demolition of Taylor 1&2 was completed and construction on a new building containing 24 RAD units and 113 PBV units. Senior only Kane and Conway improvements include new kitchens, updated bathrooms and flooring and are completed at Kane and in process at Conway. Through the NYS Preservation Opportunity Program, we have engaged MDG to improve Griswold, Corliss, Grand, Phelan and Sweeney.
3. Increase assisted housing choices by: <ol style="list-style-type: none">Providing voucher mobility counseling.Conducting outreach efforts to potential voucher landlords.Evaluating and setting appropriate voucher payment standards.Expanding homeownership opportunities.Continue site-based waiting lists.Assist the most needy families in our community by monitoring and amending our preferences as needed.	Mobility counseling and landlord outreach continue. Voucher Homeownership has had successes as we continue to promote homeownership. Our preference for applicants in our jurisdiction made homeless through no fault of their own residing in shelters or motels with assistance from RCDSS has helped avoid the trauma of long-term homelessness. We have a ranked preference for homeless vets and 19 PBV units set aside for DV survivors receiving supportive services. We also have 21 Emergency Housing Vouchers.
4. Provide an improved living environment by: <ol style="list-style-type: none">Deconcentrating poverty by bringing higher income households into lower income developments.Promoting income mixing by assuring access for lower income families in higher income sites.Continuing security improvements within our complexes.Assuring that tenants understand the expectations of living in a community environment.	Public Safety and Lease Enforcement efforts continue; cameras and license plate readers are installed and very effective. Plans are underway for Phase II of our Taylor site designed to offer apartments at a wide range of income levels. We continue to participate in community forums and events and have numerous outside agencies providing services on site. We are smoke free.
5. Promote self-sufficiency and asset development of assisted households by: <ol style="list-style-type: none">Increasing the number/percentage of employed persons in assisted families.Provide access to supportive services to improve employability: transportation, day care, education, job training, etc.Providing supportive services to increase independence for the elderly or families with disabilities.	Our Family Self Sufficiency and Homeownership Programs remain operational, and we continue to experience successes. We work with Community Agencies to improve tenant life circumstances by making referrals, hosting on-site outreach and on-site programming. We continue to work with the City of Troy on various housing and quality of life initiatives.
6. Ensure equal opportunity and affirmatively further fair housing by: <ol style="list-style-type: none">Undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.Undertaking affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.Undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities.	The Troy Housing Authority remains committed to carrying out the duty to affirmatively further fair housing. We remain guided by the Analysis of Impediments (AI) to Fair Housing identified by the City of Troy and we are working toward creating more accessible apartments within our existing developments and in new housing opportunities that arise. We have increased the supply of accessible units and will continue to do so.
7. Take proactive measures to serve the needs of child & adult victims of domestic violence, dating violence, sexual assault, or stalking by: <ol style="list-style-type: none">Notifying all public housing tenants, Section 8 voucher participants and Section 8 landlords of their rights and obligations under the Violence Against Women Act (VAWA).Making referrals and collaborate with local service providers (e.g. Unity House, Traveler's Aide, etc.) to help such families obtain services that may enable them to stay in their home away from the person or persons placing them at risk.Taking any necessary legal action to terminate the tenancy of any person committing criminal acts of physical violence against family members or others.	Notification to tenants occur in newsletter/flyer and at lease up and recertification regarding issues related to Domestic Violence (DV). Process transfer requests and lease bifurcation promptly and professionally and include a safety agreement. We also continually make referrals to service providers and police as we become aware of DV situations. THA's Lease Enforcement and Public Safety are also mindful of DV issues and address appropriately. DV training, child abuse awareness & response training, as well as suicide awareness & response training have been provided to staff. City of Troy DV Victims in Shelters or Motels assisted by RCDSS are given a homeless preference point for assisted units.

D.	Affirmatively Furthering Fair Housing (AFFH).
B.4	<p>Capital Improvements. – Not Applicable</p> <p>Our 2022-2026 Capital Fund Program 5-Year Plan was submitted to EPIC and approved on 08/09/2022. Our 2023-2027 Capital Fund Program 5-Year Plan was submitted to EPIC on 06/02/2023 and is awaiting approval.</p> <p>Our 2023 Capital Fund allocation is being directed to RAD investment for operations.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/> September XX, 2023</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

Certifications of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or **X** Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning **January 1, 2024**, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

TROY HOUSING AUTHORITY

PHA Name

NY012

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year **2024**

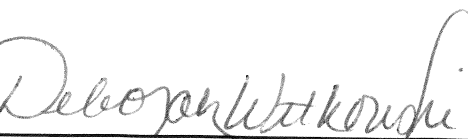
_____ 5-Year PHA Plan for Fiscal Years 20____ - 20_____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director Deborah A. Witkowski

Name Board Chair: Susan J. W. Steele

Signature



Date

Signature



9/20/23 Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Part I: Summary							
PHA Name : Troy Housing Authority		Locality (City/County & State)					
PHA Number: NY012		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)					
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027	
	All Authority 1504 RAD Investment	\$436,705	\$440,000	\$450,000	\$460,000	\$470,000	

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	1504 RAD Investment Activity	Operations		\$436,705

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
	1504 RAD Investment Activity	Operations		\$440,000
ID0006				
ID0007				

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	1504 RAD Investment Activity	Operations		\$450,000

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2026	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	1504 RAD Investment Activity	Operations		\$460,000

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2027	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
	1504 RAD Investment Activity	Operations		\$470,000.00

COVERED SITES	# UNITS	07/2014 AVERAGE INCOME	07/2015 AVERAGE INCOME	07/2016 AVERAGE INCOME	07/2017 AVERAGE INCOME	7/2018 AVERAGE INCOME	07/2019 AVERAGE INCOME	8/2020 AVERAGE INCOME	8/2021 AVERAGE INCOME	7/2022 AVERAGE INCOME	9/2023 AVERAGE INCOME
Corliss-Fallon AMP	224	\$15,084.00	NA	NA	NA	NA	NA	NA	NA	NA	NA
CorlissPark	184		\$16,340.00	\$15,887.00	\$17,420.00	\$19,682.00	\$20,751.86	\$20,774.31	\$21,448.58	\$23,330.15	\$17,489.00
Taylor 3&4	136	\$15,853.00	\$16,707.00	\$16,881.00	\$17,953.00	\$17,477.00	\$17,988.57	\$16,814.53	\$17,303.55	\$16,892.63	\$15,371.00
Phelan-Sweeney AMP	113	\$16,372.00	\$17,763.00	\$18,562.00	\$18,722.00	\$18,600.00	NA	NA	NA	NA	NA
Phelan Court	88						\$20,856.78	\$17,386.62	\$20,449.26	\$18,753.31	\$15,125.00
Sweeney Apartments	24						\$19,278.03	\$19,118.66	\$24,258.72	\$15,775.67	\$12,924.00
Martin Luther King AMP	124	\$17,722.00	NA	NA	NA	NA	NA	NA	NA	NA	NA
MLK-Fallon AMP	164		\$16,920.00	\$19,165.00	\$18,881.00	\$20,832.00	NA	NA	NA	NA	NA
Martin Luther King Phase I	46						\$20,314.82	\$24,501.39	\$16,856.25	\$20,074.89	\$25,139.00
Martin Luther King Phase II	58						NA	NA	\$17,561.74	\$15,296.93	\$20,106.00
Fallon Apartments	40						\$25,273.13	\$22,792.63	\$22,014.33	\$21,528.82	\$24,726.00
Kane-Conway-Grand AMP	143	\$17,575.00	\$17,674.00	\$18,705.00	\$18,770.00	\$19,241.00	NA	NA	NA	NA	NA
Kane Apartments	60						\$17,334.90	\$16,357.69	\$16,267.07	\$16,851.00	\$16,376.00
Conway Court	41						\$18,036.90	\$16,369.75	\$17,188.71	\$17,232.59	\$16,948.00
Grand Street	42						\$23,774.00	\$19,831.16	\$19,394.93	\$18,054.81	\$17,703.00
Guenette Apartments	8						\$15,448.29	\$15,312.88	\$20,205.43	\$19,605.88	\$20,257.00
Griswold AMP	390	\$15,588.00	\$15,606.00	\$17,296.00	\$18,130.00	\$17,236.00	\$18,986.89	\$18,770.10	\$18,710.73	\$17,137.55	\$15,992.00
Taylor 1&2	143	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
THA AVERAGE		\$16,068.00	\$16,530.00	\$17,582.00	\$18,201.00	\$18,348.00	\$20,025.23	\$19,346.07	\$19,360.71	\$18,871.30	\$18,096.00
85%		\$13,657.80	\$14,050.50	\$14,944.70	\$15,470.85	\$15,595.80	\$17,021.45	\$16,444.16	\$16,456.60	\$16,040.60	\$15,382.60
115%		\$18,478.20	\$19,009.50	\$20,219.30	\$20,931.15	\$21,102.20	\$23,029.01	\$22,247.98	\$22,264.81	\$21,701.99	\$20,810.40

The final rule to deconcentrate poverty identifies covered developments as general occupancy developments with more than 100 units. For 2023 all covered sites are within the proscribed income band. No action is necessary at this time to address this matter. There is two uncovered sites with less than 100 units that is above the band, MLK 1 Apartments with 46 units and Arnold Fallon Apartments with 40 apartments. Both of these sites have larger units with multiple earners. There is also one uncovered site below the band, Catherine Sweeney Apartments. This site is a 24 unit property with multiple zero income families.



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AGENDA FOR THE REMOTE MEETING OF THE
RESIDENT EMPOWERED ACTION COUNCIL of Troy, INC. (REACT INC)
TO BE HELD ON

Thursday, September 21, 2023 @ 1:00 PM

The meeting will be held remotely. The Public is invited to join to the meeting live through Zoom by requesting the link and/or call in number by calling 518-273-3600 ext. 412 or emailing info@troyhousing.org., no later than 3:00 pm on Wednesday, September 20, 2023.

Item # 1: Review of the draft 2024 Troy Housing Authority Agency Plan and its exhibits.

Item # 2: Review of the proposed changes to the THA Administrative Plan

Item # 3: Discussion of any other new or old business



Administrative Offices

One Eddy's Lane
Troy, NY 12180

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RESIDENT ADVISORY BOARD (RAB) MEETING

COMMENTS FROM MEETING ON SEPTEMBER 21, 2023

Meeting Participants

PRESENT	REPRESENTING
Virginia Clark	REACT President, Taylor Apartments Resident
Deborah Ward	REACT Vice President, Griswold Heights Resident
Darlene Gentry	REACT Secretary/Treasurer, Griswold Heights Resident, Conway Court Employee
Nancy Edwards	REACT Director, former Corliss Park Resident
Reine Parker	Conway Court Resident
Susan Wells	Conway Court Resident
Marisol Candelario	Conway, Kane, and Grand Asset Manager
Deborah Witkowski	THA Executive Director
Shaquanna VanNess	THA Communications Specialist

* REACT, Inc. (The Resident Empowered Action Council of Troy) is the Citywide Resident Organization for all residents.

The meeting of the Resident Advisory Board was called to order by Ms. Virginia Clark, REACT President at 1:00 p.m. All REACT Board members were present. THA staff that were also present included Deborah Witkowski, Executive Director, Marisol Candelario, Asset Manager, and Shaquanna VanNess, Communications Specialist. Other THA residents that were present included Reine Parker and Susan Wells, both of whom reside at Conway Court Apartments.

Ms. Clark turned the meeting over to Deborah Witkowski, Executive Director to present information on the 2024 Draft Agency Plan, the Draft Section 8 Administrative Plan Changes, Status of the THA Capital Fund Program, and updates regarding THA's redevelopment efforts.

- **2024 Agency Plan** – RAB members were in favor of all elements of the plan documents discussed. Executive Director Witkowski indicated that the plan documents were available for review under the Board & Administration tab on the THA Website. The 2024 agency plan did not have any further initiatives that were not articulated in the 2023 agency plan except for the Taylor 1 & 2 building demolition and commencement of the new Taylor 141-unit building.
- **2023-2027 Capital Fund Plan** – RAB members understood that because the THA is now fully converted to RAD and is a Section 8 only agency, we will no longer receive funds through the Capital Fund Program. A final 2023 Grant Year allocation of \$436,705 is currently pending from HUD. If THA is approved to receive the \$436,705 the funds will be used across all THA sites for operations and immediate capital needs improvements.

APARTMENTS UNDER MANAGEMENT: Conway Court ♦ Corliss Park ♦ Arnold E. Fallon
Grand Street ♦ Griswold Heights ♦ Edward A. Kane ♦ John F. Kennedy ♦ Martin Luther King
Margaret W. Phelan ♦ Catherine M. Sweeney ♦ John P. Taylor ♦ Section 8 Rental Assistance

- **Section 8 Administrative Plan Changes** – RAB members were advised that changes to the Administration Plan were necessary due to regulatory changes approved by Congress to go into effect on January 1, 2024, because of the Housing Opportunities Through Modernization Act (HOTMA). In addition, the THA was adding a new chapter to its Administrative Plan as it relates to the 21 Emergency Housing Vouchers that the THA now administers.

Ms. Edwards asked if THA would be receiving any more than the 21 EHV vouchers and Ms. Witkowski responded that the 24 was the final award to THA and we did not anticipate receiving any more in the future.

- **Redevelopment Updates** – RAB members appreciated the work completed and the work underway or planned at our sites.

Specifically:

- Martin Luther King and Kane Apartments – renovations completed and fully leased up.
- Taylor Apartments – demolition of Taylor I and II was completed in early 2023 and construction of the new building is currently underway.
- Fallon Apartments – renovation plans are underway, and the THA Administration will be submitting a 9% funding application to HCR at the end of 2023 for this project.
- Conway Court – renovations plans are underway, and the THA Administration is currently working with the Community Preservation Corporation on a funding application for this project.
- Griswold Heights renovations plans are underway and expects to be funded in late 2023. Once funding is approved, construction (renovations) will commence soon after.
- Corliss Park, Phelan Court, Sweeney Apartments and Grand Street Apartments funding applications will be submitted to HCR in 2024 and upon approval the tenant meetings will soon start.
 - This work will involve meeting the requirements of the Americans with Disabilities Act of having 5% of units at each site adapted to meet the needs of mobility impaired individuals and 2% of the units at each site adapted to meet the needs of the hearing or visually impaired.
 - At Grand Street this will involve using the space currently occupied by REACT as this is the only suitable space for this purpose at this site. This will likely occur in late 2024 at the earliest and RAB members were assured that the Housing Authority would work with REACT on a plan to move the Food Pantry to another convenient location.

Ms. Witkowski also introduced Shaquanna (Shaq) VanNess, THA Communications Specialist and the efforts made to increase THA's Public Relations through social media, the website, attending meetings and THA resident and social functions.

Ms. Edwards welcomed Shaq and thanked everyone for attending.

The meeting of the Resident Advisory Board was adjourned by Ms. Virginia Clark, REACT President at 1:30 p.m. and seconded by Darlene Gentry, REACT Secretary/Treasurer.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, **Wm. Patrick Madden**, the **Mayor of the City of Troy, New York**
Official's Name *Official's Title*

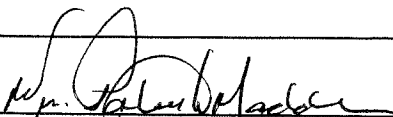
certify that the 5-Year PHA Plan for fiscal years **2020- 2024** and/or Annual PHA Plan for
fiscal year **2024** of the **Troy Housing Authority** is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the **City of Troy, N.Y.**
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan
or State Consolidated Plan. The Troy Housing Authority (THA) 2024 Annual Plan addresses needs
identified in the City of Troy's most recent Consolidated Plan; specifically, NA-10 Housing Needs and NA-35
Public Housing Needs by providing and maintaining affordable housing resources (examples are the
revitalization of Martin Luther King Apartments, the planned redevelopment of Taylor Apartments and
Griswold Heights Apartments as well as, the on-going and planned improvements at all other sites). The
THA Plan also address several strategic plans of the City of Troy. These include SP-50 Public Housing
Accessibility and Involvement, by increasing the number of accessible units and promoting resident
involvement; and SP-55 Barriers to Affordable Housing by providing economic subsidies to those most in
need of affordable housing. Finally, the THA Plan outlines their commitment to carrying out the duty to
affirmatively further fair housing as guided by the Analysis of Impediments (AI) to Fair Housing identified
by the City of Troy and expresses how THA addresses those impediments.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Wm. Patrick Madden	Title: Mayor, City of Troy, New York
Signature: 	Date: 09-15-2023

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

PUBLIC NOTICE

In accordance with U.S. Department of Housing and Urban Development (HUD) guidelines, the Troy Housing Authority is drafting an Agency Plan for the year 2024. This document includes a review of the Five-Year Plan for 2020 through 2024 and an Annual Plan for 2024. The Capital Fund Program Five Year Plan for the period 2023 through 2027 Capital Fund Program Plan is also available for review. Additionally, Troy Housing is proposing modifications to the Section 8 Administrative Plan resulting from regulatory updates and the addition of policies related to the Emergency Housing Voucher program.

A Public Hearing to discuss these matters is scheduled for Wednesday, November 6, 2023 at 4:30 pm at the Troy Housing Authority's Administrative Offices, 1 Eddy's Lane, Troy, New York.

All current plan documents are available for review during normal business hours. Persons interested in reviewing the plan, submitting comments, or attending the meeting should send an email to info@troyhousing.org.